

SPECIAL EXCEPTION APPLICATION



Department of Planning and Development

Planning Division

535 Telfair Street, Suite 300

Augusta, GA. 30901

706.821.1796

Only Completed Applications will be accepted



Application for a Special Exception to the Zoning Ordinance of Augusta, GA.

Application Date: _____

Applicant Information	Owner Information
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
State: _____ Zip: _____	State: _____ Zip: _____
Phone: _____	Phone: _____
Contact Person: _____ Phone: _____	
Contact's e-mail: _____	

I hereby request a Special Exception for the explicit purpose of: _____
with full acknowledgement that this exception is for the specified use only and cannot be changed with additional hearings before the Plan Commission and Augusta Commission.

Applicant is the: ☐ Owner ☐ Petitioner ☐ Contractor ☐ Purchaser ☐ Other

Property Address: _____
Present zoning _____
Map/ Parcel #: _____
Proposed Development: _____

I certify that I am the legal owner of the property for which this application is being made and that I have identified all individuals and business entities having an ownership interest in the real property in question on the space below.

Owner's Signature: _____ Date: _____

Petitioner's Signature: _____ Date: _____

Subscribed and affirmed before me in the county of _____, State of Georgia,

this _____ day of _____, 2016.

(Notary's official signature)

(Commission Expiration)

Notary Seal

Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed Special Exception will:

- a) Permit a use that is suitable in view of the use and development of adjacent and nearby property;
- b) Adversely affect the existing use or usability of adjacent or nearby Property:
- c) Result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- d) Be in conformity with the policy and intent of the Comprehensive Land Use Plan.

Section 26-1 describes additional requirements specific to the proposed use considered for the Special Exception. Other considerations include but are not limited to:

Whether the property to be affected by a proposed exception has reasonable economic use as currently Zoned;

Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed exception.

**In order to make an application to the Planning Commission you must submit the following:
Completed application including all supporting documentation listed in this packet;**

- 1. The following fee made payable to Augusta Planning and Development Department: **\$800.00**
- 2. If you are not the property owner, you must attach a signed statement of consent from the property owner.
- 3. The Planning Commission meets on the first Monday of each month at 3:00 p.m. unless otherwise advertised due to a holiday. The calendar dates for 2016 are included in this application packet.
- 4. The Planning Commission is a recommending body and their decision is forwarded to the Augusta Commission for a final decision. The Augusta Commission meets on the third Tuesday of each month at 2:00 p.m. unless otherwise advertised.

Any use other than churches or church related activities approved under 26-1(a) established as a result of a Special Exception granted per Subsection 26-1 must be initiated within six months of the granting or the Special Exception is no longer valid. Special Exceptions for churches or church related activities granted per 26-1 shall initiate a use within five years of the granting or the Special Exception shall no longer be valid. The initiation of a use is established by the issuance of a valid business license by the Augusta Planning and Development Department or by other reasonable proof of the establishment of vested rights. If a Special Exception is granted and the use is initiated but later ceases to operate for a period of one year, then the Special Exception shall no longer be valid.

Signature of Applicant

Date

Print Name and Title



Applicant's Response

Standards Governing the Exercise of the Zoning Power

Please respond to the following standards in the space provided or use an attachment as necessary:

- a) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

- b) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

- c) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

- d) Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

- e) Whether the proposed rezoning is in conformity with the policy and intent of the land Comprehensive Land Use Plan:

- f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating **\$250.00** or more to a local government official who will consider this application.

☐ Yes ☐ No

Applicant's Name: _____

Name and Official position of Government official	Contributions made: (List all which aggregate to \$250 or more)	Date Contribution was Made: (in the last two years)

If necessary, attach additional sheets to disclose or describe all contributions.

Special Exception Checklist

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department on behalf of the Planning Commission reserves the right to reject any incomplete applications.

- ☐ Application Form
- ☐ Legal Description
- ☐ Boundary Survey
- ☐ (4) Four Site Plans or concept plans and (1) one 8 ½ x 11" reduction (when necessary)
- ☐ Standards governing exercise of the Zoning Power
- ☐ Letter of Intent
- ☐ Conflict of Interest Certification/ Campaign Contributions
- ☐ Application Fee—payable to Augusta Planning and Development Department

Additional Exhibits that may be required (as necessary):

- ☐ Additional site plan requirements (where necessary)
- ☐ Traffic Study
- ☐ Building Compliance Inspection

Please bring this checklist when filing for a Special Exception